

FOR SALE

Commercial Unit with Fenced Front Yard Area Conveniently Situated in Town Centre Location



- Internal Area Approx 1,290sqft
- Three Phase Electric
- Mezzanine Storage Area
- **Guide Price: £105,000**

**3 Saunders Yard
Austin Street
King's Lynn
PE30 1FH**

Folio: S/893tc



3 Saunders Yard, Austin Street, King's Lynn, Norfolk, PE30 1FH

Location

Saunders Yard is a convenient commercial trading area forming part of the popular Austin Fields trading estate located right in the centre of the town with vehicular access via an unmade road off Austin Street. This is an established commercial area with a variety of occupiers.

Description

3 Saunders Yard, constructed in brick walls with corrugated roofing, is a good size purchase built commercial. There is a roller shutter door & personal door to the front providing vehicular access, workshop area, mezzanine storage area and WC facility.

Accommodation

Gross Internal Measurement – Approx 44'07" x 29'02"
1,290 sqft

Business Rates

The VOA website indicates a Rateable Value of £7,900. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

Services

Mains water, electricity & drainage are understood to be available. Applicants must make their own enquiries of the relevant authorities. These services and related appliances have not been tested.

VAT

The purchase price is quoted net of VAT, if applicable.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Tenure

Freehold. Vacant possession upon completion.

Anti-Money Laundering Directive

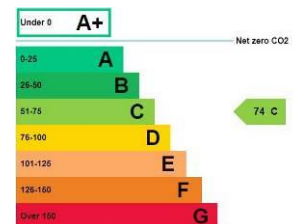
In accordance with the above prospective purchasers will be required to provide the usual proof of identity documents at the stage of agreeing a subject to contract sale.

Privacy Statement

The LANDLES Privacy Statement is available to view online or upon request.

EPC

Band C



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Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816 e: info@landles.co.uk

w: www.landles.co.uk